

PROPERTY PURCHASE AT MIAMI AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY DESCRIPTION

OWNER'S NAME	RITA BALLESTER	
PROPERTY ADDRESS	2 NE 45 ST MIAMI 33137	
FOLIO #	01-3124-024-0090	
FORECLOSURE CASE #	2013-029438-CA-01	
SALE DATE	7/25/2017	
LIVING AREA	1,664	
LAYOUT	4/2	
MAP	https://goo.gl/maps/dM37JAborR92	
COMMUNITY/COMPLEX	BILTMORE-LITTLE HAITI	

AUCTION PURCHASE PRICE	\$391,400.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$584,214.94	MARKET VALUE	\$520,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,174.20	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$23,484.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$16,640.00	TOTAL COSTS	\$41,298.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$432,698.20	PROFIT	\$87,301.80
PORCENTUAL PROFIT	20.18%	CAP RATE	10.80%

COMMENTS

2 NE 45th St, Miami, FL is a multiple occupancy home that contains 1,694 sq ft and was built in 1952. It contains 4 bedrooms and 1 bathroom. This home last sold for \$393,400 in April 2006.

ABSOLUTE THE BEST OPPORTUNITY TO OWN THIS BEAUTIFULL DUPLEX IN THE HOTTEST AND MOST DESIRABLE " DESIGN DISTRICT LOCATION " . PREMIUM CORNER LOT SURROUNDED BY LUSH LANDSCAPING. REMODELED UNITS WITH NEW WOOD FLOORS THROUGHOUT. NEW CENTRAL A/C SYSTEM. NEW KITCHEN CABINETS & NEW APPLIANCES. REMODELED BATHROOMS. SEPARATE LAUNDRY WITH NEW COMMERCIAL WASHER/DRYER! EXCELLENT TENANTS. CLOSE TO MILLION DOLLAR HOMES! DESIGNER STORES. MIDTOWN AND MORE. MAKE OFFERS !!!

The Zestimate for this house is \$518,689, which has increased by \$23,410 in the last 30 days. The Rent Zestimate for this home is \$2,200/mo, which has decreased by \$255/mo in the last 30 days. The property tax in 2016 was \$5,916. The tax assessment in 2016 was \$202,433, an increase of 10.0% over the previous year.

POSSIBLE VIOLATION WITH THE CITY, NO LIEN *ESTIMATED SUBJECT TO NEGOTIATION.